

**86 NEW ST.**

BIRMINGHAM

B2 4BA

TO LET SUPERB CITY CENTRE  
OFFICE ACCOMMODATION

**86newst.co.uk**

# BOUTIQUE

## High quality, design-led office space.

Following a comprehensive refurbishment, 86 New Street offers contemporary open plan and boutique office accommodation within the heart of Birmingham city centre.

- MODERN OFFICES BEHIND AN ATTRACTIVE AND TRADITIONAL FAÇADE.
- CIRCA TWO MINUTE WALK TO / FROM NEW STREET STATION / GRAND CENTRAL.
- SERVED BY AN ABUNDANCE OF CITY CENTRE AMENITIES.
- A SUPERB RANGE OF INDEPENDENT AND NATIONAL CAFES, BARS, RESTAURANTS IN CLOSE PROXIMITY.
- STUNNING VIEWS (FROM THE WEST WING AND EAST WING OFFICES) ONTO VICTORIA SQUARE.
- ATTRACTIVE MODERN BOUTIQUE OFFICE ACCOMMODATION.



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# ACCOMMODATION

## BUSINESS RATES

The tenant will be responsible for the payment of business rates and further information is available from the agent, Fisher German.

## TENURE

Leasehold – the accommodation is available to let on effective full repairing and insuring lease terms to be agreed, all subject to contract.

## SERVICE CHARGE

A service charge will apply for the services provided by the landlord. Further information is available from the agent, Fisher German.

## VIEWINGS

Viewings are available by prior appointment with Fisher German.

## ANTI-MONEY LAUNDERING

The successful tenant will be required to submit information to comply with anti-money laundering regulations.

## LEGAL COSTS

Each party is to be responsible for its own legal costs.

## RENT

On application to the agent Fisher German.

## VAT

Unless otherwise stated, all costs and rents quoted are exclusive of VAT.

FLOOR	(sq ft)	(sq m)
<b>FIRST FLOOR REAR</b>	1,118	103.83
<b>SECOND FLOOR REAR</b>	1,091	101.39
<b>THIRD FLOOR REAR</b> (To be let with Third Floor East Wing)	288	26.74
<b>THIRD FLOOR EAST WING</b>	2,369	220.05
<b>THIRD FLOOR WEST WING</b>	1,006	93.48

# FIRST FLOOR

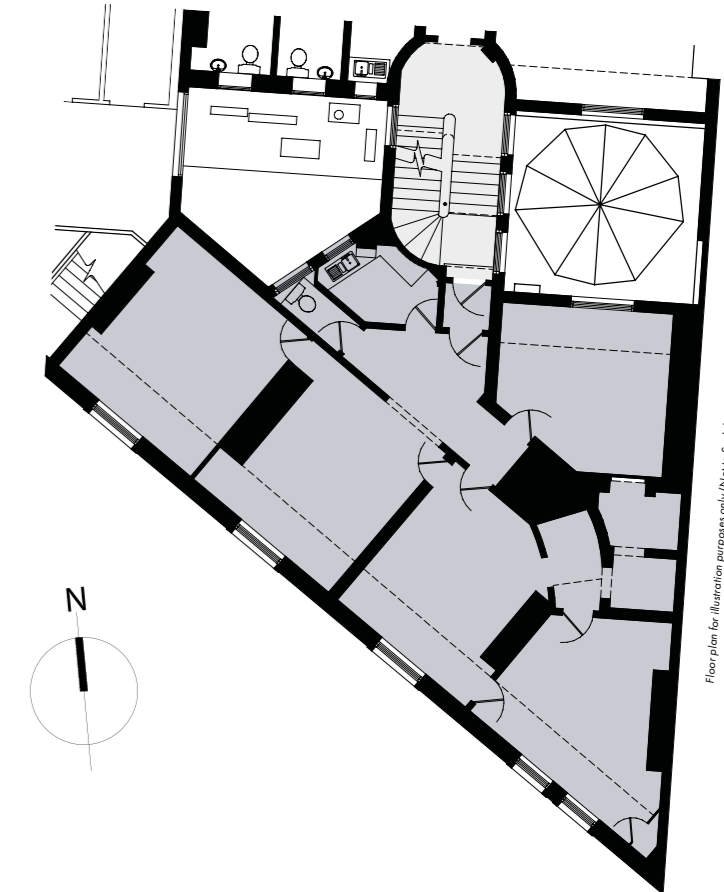
## REAR OFFICE

With access from the attractive 86 New Street entrance, this self-contained boutique office, also ideal for a professional services firm, comprises:

- Office suite with carpeted flooring
- 5 main individual office rooms
- Floor boxes
- Fujitsu heating and cooling system
- Ceiling mounted LED lights with PIR sensors
- Kitchen with dishwasher installed
- WC
- Rated as EPC - B

## SUITE AREA

1,118 sq ft / 103.83 sq m



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# SECOND FLOOR

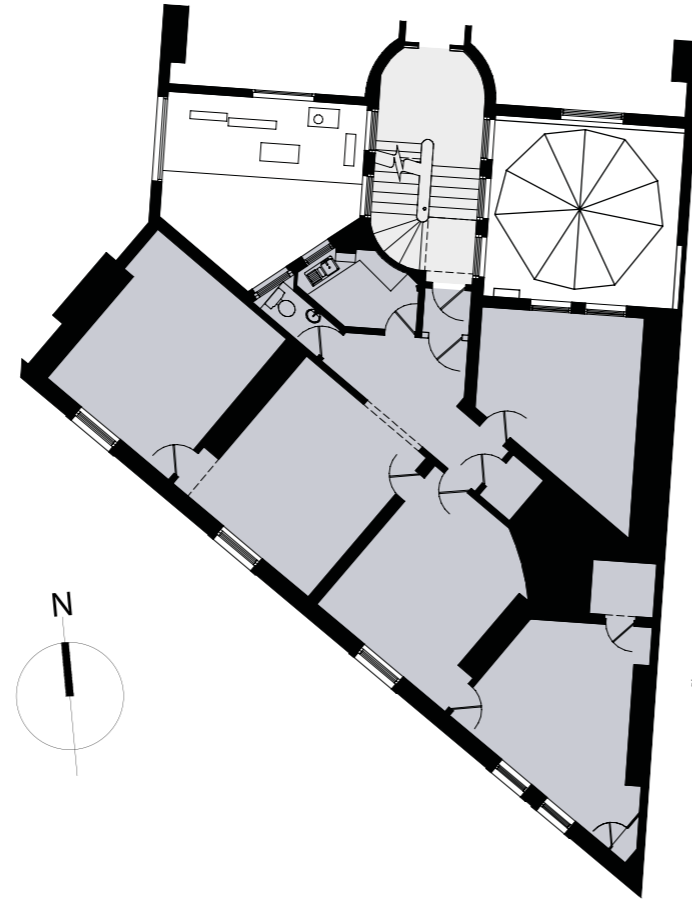
## REAR OFFICE

This self-contained office suite is accessed from the 86 New Street entrance. The office, which could be ideal for a small professional services firm such as solicitors, accountancy practice etc comprises:

- Small boutique office suite with carpeted flooring
- 5 main individual office rooms
- Floor boxes
- Fujitsu heating and cooling system
- Ceiling mounted LED lights with PIR sensors
- Kitchen with dishwasher installed
- WC
- Rated as EPC - B

## SUITE AREA

1,091 sq ft / 101.39 sq m



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# THIRD FLOOR

## WEST WING

Accessed via the newly refurbished 81 New Street entrance, which is served by a passenger lift and feature staircase. This leads to the third floor lobby which has boutique style WCs, disabled WC, and a shower.

- Open plan with Karndean flooring
- Ceiling mounted Fujitsu heating and cooling system
- Ceiling mounted LED lighting with PIR sensors
- Kitchen with fridge and dishwasher
- Stunning views over Victoria Square
- Rated as EPC - C

## EAST WING

Served by a passenger lift and feature staircase. This leads to the third floor lobby which has boutique style WCs, disabled WC, and a shower. There is a secondary access from the entrance at 86 New Street which is newly refurbished and is served by a staircase.

- Open plan with Karndean flooring
- Ceiling mounted Fujitsu heating and cooling system
- Ceiling mounted LED lighting with PIR sensors
- Stunning views over Victoria Square
- Rated as EPC - C

*The Third Floor East Wing is to be let with the Third Floor rear suite which is accessed from the main suite via the 86 New Street lift lobby.*



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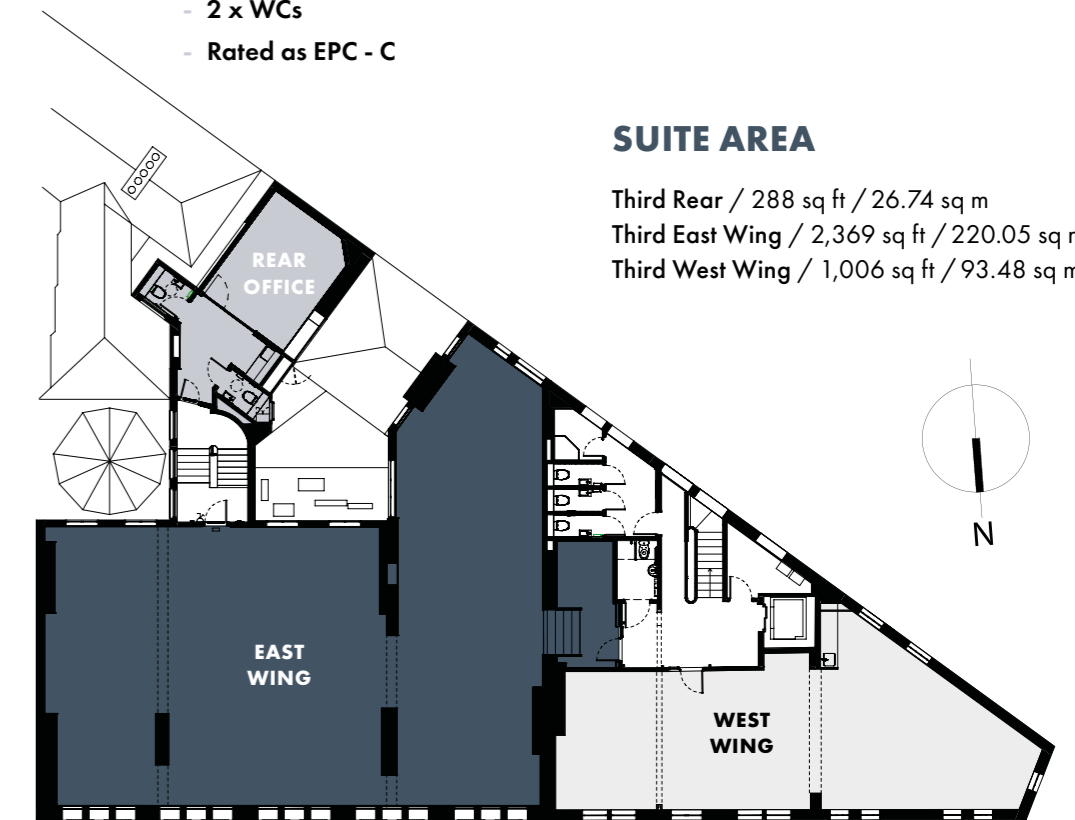
## REAR OFFICE

To be let with the Third Floor East Wing and this will make an ideal private boardroom/meeting room.

- Small boutique office suite with carpeted flooring
- Fujitsu heating and cooling system
- Ceiling mounted LED lights with PIR sensors
- Kitchen
- 2 x WCs
- Rated as EPC - C

## SUITE AREA

Third Rear / 288 sq ft / 26.74 sq m  
Third East Wing / 2,369 sq ft / 220.05 sq m  
Third West Wing / 1,006 sq ft / 93.48 sq m



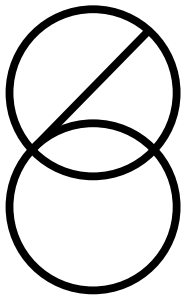
Floor plan for illustration purposes only (Not to Scale)







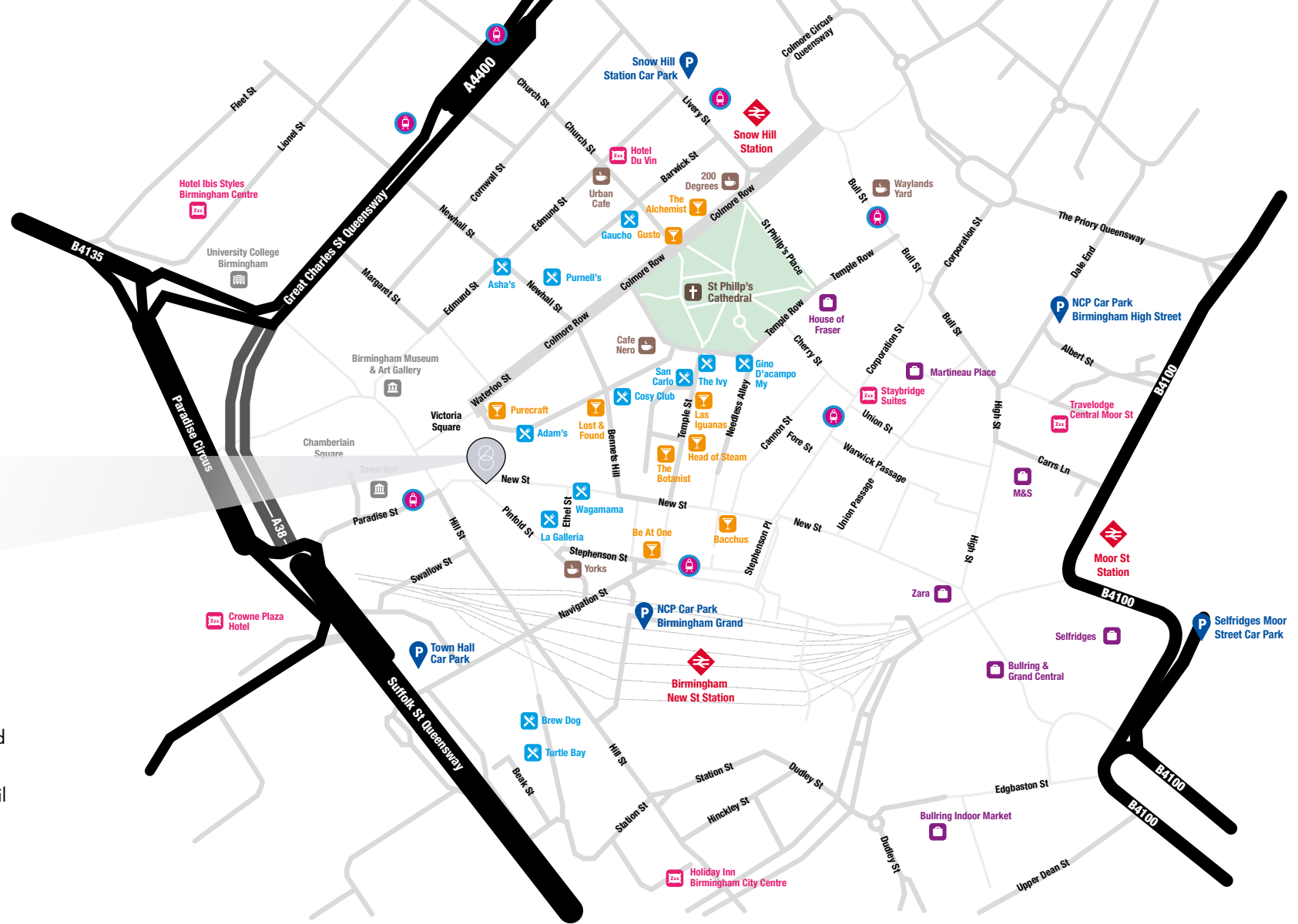




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## LOCATION

Located on New Street close to Victoria Square, the property is superbly situated in the city centre, close to the city's main transport facilities and its abundant retail and leisure amenities.



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